



57-59 Sandgate Road | Folkestone | Kent | CT20 1TU | PRIME RETAIL UNIT TO LET

- ground floor
- 272.5 m² (2,933 ft²) approx.
- 'e' use class (restaurant uses considered)
- rent: £60,000 per annum
- new lease available
- rear yard with parking for 1-2 cars

DESCRIPTION

Large mid terrace double fronted ground floor retail unit with good ceiling height, currently arranged as a predominantly open plan sales area with rear access for deliveries and yard that can accommodate 1-2 cars.

The property is currently occupied by TG Jones and The Post Office who are vacating in October 2026. The landlord is creating a new entrance to the upper parts from Sandgate Road, and the space will be ready for tenant occupation in early 2027.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, such as educational.

LOCATION

The property is situated in a prime position on the pedestrianised Sandgate Road, between West Cliff Gardens and West Terrace in Folkestone town centre.

Neighbouring occupiers include The Works, Nat West, O2, Claire's, Superdrug, Costa, F. Hinds, Lloyds, Shoezone, CEX, Bright House, HSBC, Boots, Asda Superstore (with NCP Car Park) and Iceland, together with a good mix of other independent and local traders.

Folkestone mainline railway station is approximately 15 minutes walk away, providing services to London Charing Cross, St Pancras International, Dover Priory and Ramsgate. There are also various buses serving the area located Middleburg Square and Shellons Street nearby.

ACCOMODATION

Ground Floor	272.5 m ²	2,933 ft ²	G.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA once the separation works are complete.

Contact Folkestone and Hythe District Council on 01303 853223 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

